



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING BY TELECONFERENCE

*Tuesday, April 7, 2020
1:30 p.m.*

DUE TO THE CURRENT CORONAVIRUS COVID-19 PUBLIC HEALTH EMERGENCY, A TELECONFERENCE MEETING OF THE TYLER PLANNING AND ZONING COMMISSION IS BEING CONDUCTED INSTEAD OF A MEETING PROVIDING FOR PHYSICAL ACCESS TO THE PUBLIC. HOWEVER, MEMBERS OF THE PUBLIC MAY PARTICIPATE BY CALLING #(903-363-0651)

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that Planning and Zoning Commission meetings are accessible to people with disabilities. If any individual needs special assistance or accommodations in order to participate in this Planning and Zoning Commission meeting, please contact the Planning Department at (903) 531-1175 in advance so accommodations can be made. Si usted necesita ayuda con la interpretación o traducción de cualquier material en este sitio o en una reunión pública de la Ciudad de Tyler por favor llame al (903) 531-1175.

- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission meeting of March 3, 2020.**
- V. COMPREHENSIVE PLAN:**
 - 1. TYLER 1st COMPREHENSIVE PLAN FIVE-YEAR UPDATE**
Request that the Planning and Zoning Commission consider recommending a proposed update to the Tyler1st Comprehensive Plan. The proposed amendments include updates to the vision, principles, goals, policies and actions.

VI. TABLED ITEMS:

- 1. PD19-043 SHILOH VILLAGE PARTNERS LLC (4968 SHILOH VILLAGE DRIVE)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached District and “C-1”, Light Commercial District to “PUR”, Planned Unit Residential District with a final site plan on Lot 82 of NCB 1544-U, one lot containing approximately 1.48 acres of land located at the southeast intersection of Shiloh Road and Shiloh Village Drive (4968 Shiloh Village Drive). The applicant is requesting the zone change in order to develop nine attached single-family homes.

VII. ZONING:

- 1. PD20-006 KATY TYLER 6 PROPERTIES LLC (2324 HAVERHILL DRIVE)**
Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family Residential District site plan amendment on Lot 1 of NCB 1445C, one lot containing approximately 6.41 acres of land located north of the northeast intersection of McDonald Road and Haverhill Drive (2324 Haverhill Drive). The applicant is requesting the site plan amendment in order to develop a 168 unit apartment complex.
- 2. Z20-013 MASTER CUSTOM HOMES INC (2603 GARDEN VALLEY ROAD AND 1403 SHAWNEE BOULEVARD)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 26A, 27G and 27K of NCB 708, two parcels containing approximately 7.55 acres of land located at the northeast intersection of Garden Valley Road and Shawnee Boulevard (2603 Garden Valley Road and 1403 Shawnee Boulevard). The applicant is requesting the zone change to allow for the development of attached single-family homes.
- 3. Z20-014 1210 OLIVE LLC (1210 OLIVE STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-MF”, Multi-Family Residential District on Lots 10 and 11 of NCB 615, two lots containing approximately 1.25 acres of land located east of the intersection of Olive Street and Central Avenue (1210 Olive Street). The applicant is requesting the zone change to allow for the development of duplexes.
- 4. C20-001 MLEANDRO REALTY, LLC (UNIMPROVED RIGHT-OF-WAY)**
Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Buddie Street. The north side of the right-of-way is adjacent to Lot 5 of NCB 840I and Lot 9A of NCB 840J. The east side of the right-of-way is adjacent to Lots 1 and 10A of NCB 840J. The south side of the right-of-way is adjacent to Franchel Street. The west side of the right-of-way is adjacent to Lot 10 of NCB 840I. The applicant is requesting the closure to replat the right-of-way into adjacent property.
- 5. PD20-005 GOT INVESTMENTS LLC (1533 MASSEY DRIVE AND 1514 HARMONY STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PUR”, Planned Unit Residential District with a final site plan on Lots 8B and 8C of NCB 669L, two lots containing approximately 0.96 acres of land located at the southeast intersection of Massey Avenue and Harmony Street (1533 Massey Avenue and 1514 Harmony Street). The applicant is requesting the zone change in order to develop seven townhomes.

6. Z20-007 HAMPE CLARK & PATRICIA (719 RICE ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “POD”, Planned Office District with a final site plan on Lot 12 of NCB 999M, one lot containing approximately 0.50 acres of land located west of the southwest intersection of Hallye Lane and Rice Road (719 Rice Road). The applicant is requesting the zone change to allow for the development of a professional office building.

7. Z20-010 DAVIS THORNTON LTD (6722 AND 6734 HIGHLANDS COURT)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “NR”, Neighborhood Residential District on Lots 22 and 23A of NCB 1660A, two lots containing approximately 1.42 acres of land located at the northeast intersection of Highlands Court and Highlands Lane (6722 and 6734 Highlands Court). The applicant is requesting the zone change to allow for the development of attached single-family homes.

8. C20-002 HALBERSTADT SHAUN & ABIGAL ELIZABETH (UNIMPROVED ALLEY RIGHT-OF-WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved right-of-way. The north side of the right-of-way is adjacent to Lots 10 and 20 of NCB 852P. The east side of the right-of-way is adjacent to Duckenfield Avenue. The south side of the right-of-way is adjacent to Lot 17 of NCB 852S. The west side of the right-of-way is adjacent to Bennett Avenue. The applicant is requesting the closure to replat the right-of-way into adjacent property.

9. Z20-008 CURTIS W E JR AND ALM INTERESTS, INC (2700, 2722 VAN HIGHWAY AND 1708, 1716, 1722 SHAWNEE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District and “C-1”, Light Commercial District to “C-1”, Light Commercial District and “C-2”, General Commercial District on Lots 9, 10, 13A, 17, 18, 19, and 20 of NCB 694, seven lots containing approximately 1.38 acres of land located at the southwest intersection of Van Highway and Shawnee Boulevard (2700, 2722 Van Highway and 1708, 1716, 1722 Shawnee Boulevard). The applicant is requesting the zone change to allow for commercial development.

10. Z20-009 SHACKELFORD CREEK LAND COMPANY LLC (675 MARSH FARM ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “PUR”, Planned Unit Residential District to “C-1”, Light Commercial District on Lot 58 of NCB 1730H, one lot containing approximately 1.24 acres of land located north of the northwest intersection of Marsh Farm Road and Long Branch (675 Marsh Farm Road). The applicant is requesting the zone change to allow for neighborhood commercial development.

11. Z20-012 IBARRA JAIME BARBOZA AND MARIA (514 NEGEM DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-1B”, Single-Family Residential District on Lot 61B of NCB 668, one lot containing approximately 1.33 acres of land located north of the northwest intersection of Negem Drive and West Oakwood Street (514 Negem Drive). The applicant is requesting the zone change to allow for the development of single-family homes.

VIII. PLATS:

1. F20-036 CREEKSIDE AT DONNYBROOK, FINAL PLAT

A seven lot subdivision containing approximately 1.53 acres of land located at the southwest intersection of Wilma Street and South Donnybrook Avenue. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide one lot into seven.

2. P20-006 DOGWOOD PARK, PRELIMINARY PLAT

A plan for a 120 lot subdivision containing approximately 27.10 acres of land located east of the southeast intersection of Roy Road and Paluxy Drive. The purpose of the plat is to create 120 lots.

3. P20-004 COPPER COVE, PRELIMINARY PLAT

A plan for a 23 lot subdivision containing approximately 32.34 acres of land located west of the northwest intersection of Stonecrest Boulevard and Stonehaven Court. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 23 lots. The applicant is requesting a variance to the maximum cul-de-sac length.

4. F20-037 COPPER COVE, UNIT 1, FINAL PLAT

A 12 lot subdivision containing approximately 17.33 acres of land located east of the northeast intersection of Stonecrest Boulevard and Stonehaven Court. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 12 lots. The applicant is requesting a variance to the maximum cul-de-sac length.

5. F20-015 WEST OAK TOWNHOMES ADDITION, FINAL PLAT

A 20 lot subdivision containing approximately 1.44 acres of land located at the southwest intersection of West Erwin Street and South Bonner Avenue. The property is currently zoned "PMXD-2", Planned Mixed-Use District-2. The purpose of the plat is to subdivide two lots into 20.

IX. CONSENT PLATS GROUP A:

1. F20-028 LINDSEY CROSSING, UNIT 3, FINAL PLAT

A 26 lot subdivision containing approximately 6.33 acres of land located south of the southeast intersection of Windsor Park Drive and Lindsey Crossing. The property is currently in Zone 2 of the ETJ. The purpose of the plat is to create 26 lots.

2. F20-030 LINDSEY CROSSING, UNIT 4, FINAL PLAT

A 14 lot subdivision containing approximately 3.71 acres of land located west of the southwest intersection of Windsor Park Drive and Meadowbrook Drive. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 14 lots.

3. P20-005 HUNTINGTOWER, PRELIMINARY PLAT

A plan for a three lot subdivision containing approximately 37.92 acres of land located north of the northeast intersection of County Road 2120 and Old Omen Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create three lots.

4. F20-035 HUNTINGTOWER, UNIT 1, FINAL PLAT

A two lot subdivision containing approximately 7.99 acres of land located north of the northeast intersection of County Road 2120 and Old Omen Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots.

5. F20-003 RUNNING MEADOWS WEST, UNIT 2, FIRST AMENDMENT

A plan for a 35 lot subdivision containing approximately 32.90 acres of land located west of the northwest intersection of FM 346 West and County Road 1259. The purpose of the plat is to subdivide one lot into 35.

6. F20-042 TYLER GARDEN VALLEY ESTATES, FIRST AMENDMENT

A 26 lot subdivision containing approximately 3.39 acres of land located at the southeast intersection of Shawnee Boulevard and Garden Valley Road. The property is currently zoned "R-1D", Single-Family Attached and Detached Residential District. The purpose of the plat is to adjust lot lines.

7. F20-014 GALLOWAY ADDITION, FIRST AMENDMENT:

A seven lot subdivision containing approximately 0.61 acres of land located at the northwest intersection of Harmony Street and Texas College Road. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to subdivide five lots into seven.

8. F20-026 FRANK ALLEN ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 0.39 acres of land located south of the southwest intersection of West Harpole Street and North Broadway Avenue. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide one lot into two.

9. F20-041 PRESTON RIDGE, FINAL PLAT

A 40 lot subdivision containing approximately 9.24 acres of land located at the northwest intersection of Waljim Street and Muller Garden Road. The property is currently zoned "PUR", Planned Unit Residential District. The purpose of the plat is to subdivide a portion of one lot into 40.

10. F20-027 INDEPENDENCE PARK, UNIT 2, FIRST AMENDMENT

A six lot subdivision containing approximately 9.62 acres of land located at the southeast intersection of U.S. Highway 69 North and Interstate Highway 20. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to add two utility easements.

11. F20-034 OAK HILLS PLACE, FIRST AMENDMENT

A one lot subdivision containing approximately 1.98 acres of land located north of the northwest intersection of Elkton Trail and Oak Hill Boulevard. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to combine five lots into one.

X. CONSENT PLATS GROUP B:

The following plat applications do not comply with the approval criteria in the City of Tyler Unified Development Code.

1. F20-012 SCHUBLE ESTATES, FINAL PLAT

A two lot subdivision containing approximately 1.21 acres of land located east of the southeast intersection of Cumberland Road and Crooked Trail. The property is currently zoned "AG" and "R-1A". The purpose of the plat is to create two lots.

2. F20-033 OAK SPRINGS ADDITION, UNIT 1, FINAL PLAT

A 16 lot subdivision containing approximately 2.88 acres of land located south of the southwest intersection of Cross Road and Mahar Road. The property is currently in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 16 lots.

XI. CONSENT CONSTRUCTION PLANS GROUP A:

The following construction plan applications do not comply with the approval criteria in the City of Tyler Unified Development Code and/or Subdivision Construction Standards.

- 1. IR20-004 PRESTON RIDGE, PHASE 1 WATER, SEWER, AND PRIVATE ROAD AND DRAINAGE**
- 2. IR20-006 HUNTINGTOWER, UNIT 1, WATER, SEWER, PUBLIC ROAD AND DRAINAGE**
- 3. IR20-007 LINDSEY CROSSING, UNIT 3, WITH CITY OF TYLER PUBLIC SEWER, SOUTHERN UTILITIES WATER, AND SMITH COUNTY PUBLIC ROAD AND DRAINAGE**

XII. Recess

AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION BY TELECONFERENCE

*VIRTUAL MEETING VIA MICROSOFT
TEAMS*

*Tuesday, April 7, 2020
1:30 p.m.*

***DUE TO THE CURRENT
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HOWEVER, MEMBERS OF THE
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The Commission shall discuss, but shall take no final action or vote on, the following items which are tentatively scheduled to be heard by the Planning and Zoning Commission on May 5, 2020.

XIII. ZONING:

1. Z20-015 O’SULLIVAN JOHN (115 SOUTH CENTER AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “DBAC”, Downtown Business, Arts, and Cultural District on Lot 2 of NCB 18, one lot containing approximately 0.56 acres of land located north of the northwest intersection of East Elm Street and South Center Avenue (115 South Center Avenue). The applicant is requesting the zone change in order to have the property conform to the surrounding zoning.

2. Z20-016 EASTER PROPERTIES INC (1210, 1212, AND 1214 WEST 10TH STREET AND 2268 AND 2278 SUNNYBROOK DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lots 2, 3, 4, 5, and 6 of NCB 709H, five lots containing approximately 1.34 acres of land located at the southwest intersection of West 10th Street and Sunnybrook Avenue (1210, 1212, 1214 West 10th Street and 2268, 2278 Sunnybrook Drive). The applicant is requesting the zone change to allow for commercial development.

3. Z20-017 SCHUBLE RENEE S (231 WEST CUMBERLAND ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1A”, Single-Family Residential District on Tracts 21A.4, 21A.5, and 9E, three tracts containing approximately 1.26 acres of land located west of the northwest intersection of West Cumberland Road and Crooked Trail (231 West Cumberland Road). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

4. S20-002 WAGNER REBECCA JEAN ROGERS (2512 ALTA MIRA DRIVE, 2903, 2905, 2909, 2914, 2918, 2922, 2934 SANTA ELENA DRIVE, 2506, 2508, 2514, 2520 MALABAR DRIVE, 2900, 2902, 2908, 2912, 2918, 2924-2936 MEDINA DRIVE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lots 1-15A and 19B of NCB 1063 and Lots 8-12 and 14 of NCB 1062, 23 lots containing approximately 11.02 acres of land located at the northeast intersection of Alta Mira Drive and Medina Drive (2512 Alta Mira Drive, 2903, 2905, 2909, 2914, 2918, 2922, 2934 Santa Elena Drive, 2506, 2508, 2514, 2520 Malabar Drive, 2900, 2902, 2908, 2912, 2918, 2924-2936 Medina Drive). The applicant is seeking a Special Use Permit to allow for an event venue.

XIV. PLATS:

1. F20-048 NORMANDY SOUTH, FIRST AMENDMENT

A two lot subdivision containing approximately 0.44 acres of land located north of the northeast intersection of Eisenhower Drive and State Highway 31. The purpose of the plat is to subdivide one lot into two.

2. F20-049 ST. LOUIS HEIGHTS SECOND AMENDMENT

A three lot subdivision containing approximately 0.55 acres of land located at the northeast intersection of Patrick Street and Rhinehart Street. The purpose of the plat is to subdivide two lots into three.

3. P20-009 ALPHONSO ADAMS ADDITION

A plan for a three lot subdivision containing approximately 5.89 acres of land located south of the southwest intersection of County Road 180 and County Road 1168. The purpose of the plat is to create three lots.

4. F20-052 ALPHONSO ADAMS ADDITION

A three lot subdivision containing approximately 5.89 acres of land located south of the southwest intersection of County Road 180 and County Road 1168. The purpose of the plat is to create three lots.

5. F20-053 PAVILLION ADDITION, UNIT 2

A two lot subdivision containing approximately 5.88 acres of land located north of the northeast intersection of Shiloh Road and South Broadway Avenue. The purpose of the plat is to create two lots.

XII. Adjourn.

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2020, at _____ M., the above notice of Teleconference meeting was posted on the bulletin boards of City Hall.

This is to certify that on the _____ day of _____, 2020, at _____ M., the above notice of Teleconference meeting was posted on the front door of the Tyler Development Center.
